

## Impacts of 2026 Municipal Tax Rates

### Combined Tax and Payment in Lieu Revenue Breakdown (includes Municipal, Education and Requisition Allowance)

Residential	59.3%
Non-Residential	40.7%

### Municipal Tax Revenue Breakdown

Residential	55.8%
Non-Residential	44.2%

### Municipal and Education Tax Change

Class	Municipal	Education	Total
Combined Res/Other Res	6.9%	10.2%	7.7%
Non-Residential	6.9%	2.6%	6.3%

### Overall Market Value Change (by Assessment Group)

Residential	+5.7%
Other Residential	+5.2%
Combined Res/Other Res	+5.7%
Non-Residential	+2.7%

### Summary of Growth by Class (current growth / last year's assessment)

Residential	+2.6%
Other Residential	+6.0%
Non-Residential	+1.4%

**Residential Property**

The Residential subclass applies to residential properties with three or fewer dwelling units on a single titled property. Residential tax impacts are shown for the typical single detached home that experienced the market change (+5.7 per cent) within its subclass. Individual tax impacts will vary based on property value and assessment change.

The municipal tax increase exceeds Council’s approved tax increase because the assessment change within the subclass is higher than the overall residential market change and the Other Residential tax differential is being phased out, resulting in a 0.3 per cent shift towards this tax subclass. This year marks year three of a five year phase out (a rate differential decrease from 9 per cent to 6 per cent).

**Total Tax Change**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$465,891	0.0101391	\$4,724		
2026	\$492,500	0.0103637	\$5,104	\$380	8.1%

**Municipal Tax Change**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$465,891	0.0076254	\$3,553		
2026	\$492,500	0.0077419	\$3,813	\$260	7.3%

**Provincial Education Tax**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$465,891	0.0025137	\$1,171		
2026	\$492,500	0.0026218	\$1,291	\$120	10.3%

*Figures and percentages shown above are rounded for illustrative purposes.*

**Other Residential Property**

The Other Residential subclass applies to all residential properties with four or more dwelling units on a single titled property. The example below is shown per \$100,000 that experiences the market change (+5.2 per cent) within its subclass. Individual tax impacts will vary based on property value and assessment change.

The municipal tax change is below Council’s approved tax increase because the typical assessment change is lower than the overall residential market change and the Other Residential tax differential is being phased out, resulting in a 2.4 per cent shift away from this subclass. This year marks year three of a five-year phase out (a rate differential decrease from 9 per cent to 6 per cent).

**Total Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$95,075	0.0108253	\$1,029		
2026	\$100,000	0.0108282	\$1,083	\$54	5.2%

**Municipal Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$95,075	0.0083116	\$790		
2026	\$100,000	0.0082064	\$821	\$31	3.8%

**Provincial Education Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$95,075	0.0025137	\$239		
2026	\$100,000	0.0026218	\$262	\$23	9.7%

*Figures and percentages shown above are rounded for illustrative purposes.*

**Non-Residential Property**

The Non-Residential subclass that applies to all property that is not defined as residential or farmland. The example below is shown per \$100,000 that experiences the overall market change (+2.7 per cent) within its class. Individual tax impacts will vary based on property value and assessment change.

**Total Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$97,367	0.0282724	\$2,753		
2026	\$100,000	0.0292663	\$2,927	\$174	6.3%

**Municipal Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$97,367	0.0242229	\$2,359		
2026	\$100,000	0.0252216	\$2,522	\$164	6.9%

**Provincial Education Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	% Change
2025	\$97,367	0.0040495	\$394		
2026	\$100,000	0.0040447	\$404	\$10	2.6%

*Figures and percentages shown above are rounded for illustrative purposes.*